

The Town of Lake Park

Community Development Department

SPECIAL MAGISTRATE HEARING MINUTES MARCH 1, 2007 10:00 A.M.

CALL TO ORDER

The Special Magistrate Hearing was called to order at 10:03 a.m. by the Special Magistrate.

PLEDGE OF ALLEGIANCE

SWEARING IN OF WITNESSES

Staff Members, Respondents, and members of the audience wishing to testify were sworn in by the Magistrate, Leonard Rubin.

Agenda No.	Case Number	Date Issued	Req'd Action
	2007-03-5	06120042	12/19/2006

Owner	Address
ABERNS RANDI	306 FORESTERIA DR Town of Lake Park FL, 33403

Description

alcohol & drug rehabilitation operating illegally and over crowded in rooms charging \$200.00 a week.must comply with all fire code required for board & care facility. occupational license required.FLORIDA FIRE PREVENTION CODE,NFPA101,Chap.32

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Days to Comply within issuance date</u>
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without license or upon false representation.	1
Chapter 28 TAXATION*	Sec. 28-34	Evidence of engaging in business.	1
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-62	Definitions.	1

Karen Roselli, Town Attorney, informed the Magistrate that she received a Motion for Rehearing from Shannon Mahoney, attorney for Randi Aberns, two days prior to this Hearing and that this case had previously been heard by the Magistrate on February 1, 2007. Ms. Roselli indicated that she and Ms. Mahoney agreed to hear the case today.

Shannon Mahoney, Attorney for Randi Aberns, addressed the Magistrate and informed the Magistrate that Randi Aberns was originally instructed to appear at the January 18, 2007, Code Compliance Board Meeting. Ms. Aberns did in fact attend the Meeting but that it was cancelled because there was no quorum. The case was then rescheduled for the February 1, 2007, Special Magistrate Hearing. Ms. Mahoney explained that Ms. Aberns did not receive the *Notice of Rescheduled Hearing* until after February 1, 2007, due to the fact that her roommate had signed the Certified Mail receipt and had not given it to Ms. Aberns. Therefore, the case was heard on February 1, 2007, in the absence of Ms. Aberns. At the February 1, 2007, Hearing, Ms. Aberns was found guilty of three violations. Ms. Mahoney requested that the case be reheard due to the fact that Ms. Aberns did not receive the *Notice of Hearing* in time to be in attendance at the Hearing.

Town Attorney Roselli explained that the purpose is for due process. Ms. Roselli explained that on February 2, 2007, the day after the February 1, 2007 Special Magistrate Hearing, the Respondent was in Town Hall attempting to work out the situation with Greg Durgin, Code Compliance Officer, and that Ms. Aberns filed a *Motion for Extension of Time* in this case in order to allow her time to apply for a state license for a residential drug treatment center. At the February 1, 2007, Special Magistrate Hearing, Ms. Aberns compliance date was ordered for February 19, 2007, and Ms. Aberns was worried that she would not be able to meet that date so she filed for an Extension of Time, which the Town was willing to provide an additional 6 weeks from today. Two days ago, Ms. Aberns fired her previous attorney and hired Ms. Mahoney and is now claiming that she didn't get due process.

Ms. Mahoney indicated that Ms. Aberns desires to be heard at a later date.

The Magistrate said asked Ms. Mahoney if he were to grant a rehearing would they be prepared to hear the case today. Ms. Mahoney indicated that they would like to have witnesses so that they would not be prepared for today. The Magistrate explained to Ms. Mahoney that if he grants a rehearing that Ms.

Aberns could still be subject to the same fine back to February 19, 2007, the original ordered compliance date.

The Magistrate agreed with Ms. Mahoney that under State Statute that she did not actually sign the certified mail receipt so we cannot prove that she had actual notice and she did not appear at the hearing on February 1, 2007, and that her roommate did not inform her of the receipt of certified mail. **The Magistrate agreed to grant the motion for rehearing on April 5, 2007, but informed Attorney Mahoney that if compliance is not achieved, the fine will run from the original date of February 19, 2007, because this case has been on-going for several months.**

Agenda No.	Case Number	Date Issued	Req'd Action
	2007-03-3	06120019	12/8/2006

Owner	Address
TRUST LAKE PARK LTD	800 VENTIAN ISLES DR Town of Lake Park FL, 33403

Description
PARKING LOT LIGHTING, NE POOL FENCING SLATS MISSING

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Days to Comply within issuance date</u>
Chapter 78 ZONING*	Sec. 78-115	Maintenance.	5
Chapter 78 ZONING*	Sec. 78-142	Off-street parking and loading.	5

Greg Durgin, Code Compliance Officer, reviewed Venetian Isles Case No. 06120019. A reactive inspection of the property was made on December 8, 2006, and violations were noted for swimming pool fencing and parking lot lighting. A follow-up inspection on December 15, 2006, indicated that the violations remained unresolved. A *Notice of Hearing* was received by the Respondent on December 18, 2006, via Certified Mail. On February 21, 2007, PBSO Deputy Andy Bufano provided Mr. Durgin with detailed maps of the property indicating 45 inoperative parking lot lights. Additionally, Officer Stefano provided him with documentation that the lighting violation remains unresolved as of February 28, 2007. Officer Durgin explained that there is ongoing criminal

activity at Venetian Isles and that he has met with Property Manager Julio Ortiz regarding these violations.

Officer Durgin recommended that the Respondent be ordered to pay hearing costs in the amount of \$143.25 and to bring the violations into compliance by March 11, 2007, failing which a fine of \$250.00 per day for each day the violation continues thereafter regarding the parking lot lighting. Officer Durgin indicated that Julio Ortiz, Property Manager of Venetian Isles, is present today and then entered photos as evidence.

Ron Kolins, Attorney representing Venetian Isles, addressed the Magistrate. Mr. Collins indicated that Venetian Isle has been actively addressing the lighting problem and requested that other code issues be addressed today as well. He provided a letter from the Sheriff's Office received on February 28, 2007, indicating that there are currently 26 inoperative lights throughout the property, which represents 5% of the lights. He added that Venetian Isles is a large property and that 5% is relatively few lights considering the size of the property. Mr. Kolins submitted copies of invoices as evidence indicating that money has been spent on an ongoing basis in order to rectify this lighting problem. Attorney Kolins stated that there may be an electrical problem and that an electrical contractor has been hired to analyze the problem and try to correct it. Mr. Kolins said that Venetian Isles has been working diligently to correct the problems and therefore Venetian Isles should not be found guilty of any violations. Mr. Kolins said that, in his opinion, the photos entered by the Town as evidence should not be allowed because they show black photographs alleged to be non-working lights, without light poles, and therefore there is no evidence to convict Venetian Isles.

Town Attorney Roselli said that regardless of the amount, the inoperative lights are a public safety hazard and that the Town has zero tolerance for these types of violations. Additionally, there is a long history of code problems and criminal activity on this property.

Attorney Kolins called Julio Ortiz, Property Manager of Venetian Isles, to address the Magistrate. Mr. Ortiz explained that his overall responsibility is to maintain the property site. He indicated that as of 48 hours prior to the hearing all of the lighting was functioning properly and that he and staff have been working continuously for 2 months in order to resolve this lighting problem. Marilyn Pascal, President of the Housing Trust Management Group, the

management company for Venetian Isles, was present and informed the Magistrate that the lighting problem has been a very costly problem to maintain at this property and that they are trying to determine if there could be another source of the problem.

Greg Durgin, Code Compliance Officer, indicated that there have been several ongoing code problems at Venetian Isles, there are liens running at 800 Venetian Isles, and criminal activity at the property.

Captain Reece, Lake Park District Commander, Palm Beach County Sheriff's Office, addressed the Magistrate. Captain Reece explained that he receives weekly e-mails from Deputy Bufano updating him on the ongoing issues at Venetian Isles. Captain Reece expressed that in the past two years that he has been stationed in Lake Park, Venetian Isles has been an ongoing safety issue, and the PBSO has committed a lot of time and resources to patrolling Venetian Isles since the gates and street lighting are inoperable most of the time. Captain Reece explained that the lighting problem has been an issue especially at the south end of the community where a lot of the criminal activity occurs, including vehicle thefts, vehicle burglary and loitering. Additionally, Captain Reece stated that even if all of the lighting were operable, the lighting would still be inadequate.

FINDING: The Magistrate explained that he understands the situation at Venetian Isles and finds Trust Lake Park in violation as alleged in Notice of Violation and gave until March 26, 2007, to come into compliance, failing which a fine in the amount of \$250.00 per day for each day the violation continues to exist thereafter and to pay administrative costs in the amount of \$143.25.

Attorney Kolins requested 30 days to resolve the lighting issue. Mr. Kolins requested that another code enforcement issue be discussed at this Hearing. Town Attorney Roselli objected and said that there are other Respondents present and that we cannot hear abatement issues unless there is full compliance.

Agenda No.	Case Number	Date Issued	Req'd Action
	2007-03-4	06100154	10/31/2006

Owner	Address
Thomas M Howard	1405 N KILLIAN DR Town of Lake Park FL, 33403

Description

No storage screening

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Days to Comply within issuance date</u>
Chapter 78 ZONING*	Sec. 78-253	Minimum landscape requirements.	28

Code Officer Greg Durgin reviewed Case No. 06100154 referencing a parking/storage/screening violation at 1405 No. Killian Drive. Officer Durgin indicated that the Respondent is in attendance. Officer Durgin noted that Mr. Howard had been previously cited 1.5 years ago for the same violation and that he spent money to plant the perimeter of the property but that presently the plants are dead and/or unmaintained and there is a lack of mulch. Also Mr. Howard was provided with a façade improvement grant program application which would help provide financial assistance for the project. Photographs were entered shown as evidence.

Officer Durgin recommended that administrative costs in the amount of \$139.00 be awarded and that compliance be achieved by 06/01/2007, failing which a fine in the amount of \$150.00 per day will accrue for everyday the violation continues thereafter.

Mr. Howard, a business owner/property owner for 24 years in Lake Park, addressed the Magistrate and indicated that last year he invested \$8,000 to install a sprinkler system and landscaping in response to the code violation. He expressed that he does not agree with screening because he thinks it look bad and does not beautify Lake Park. Additionally he is concerned that the screening will come down in the event of a severe storm and/or hurricane.

FINDING: Magistrate Rubin informed Mr. Howard that he understands his concerns but that the screening issue is a code requirement that would need to be addressed with the Commission. He agreed that there is a code violation and that the compliance date shall be 06/01/2007 with administrative costs in the amount of \$139.00 due and a fine in the amount of \$150.00 per day for each day the violation continues to exist beyond the ordered compliance date.

Agenda No.	Case Number	Date Issued	Req'd Action
	2007-03-8	07010012	1/3/2007

Owner	Address
TRI CITY WOODWORKS INC	200 OLD DIXIE HWY Town of Lake Park FL, 33403

Description
Damaged chainlink fencing

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Days to Comply within issuance date</u>
Chapter 78 ZONING*	Sec. 78-115	Maintenance.	28

Code Officer Greg Durgin reviewed Case No. 07010012, a fencing violation, and indicated that John Fowlds is the Registered Agent for Tri-City Woodworks, Inc. Officer Durgin informed the Magistrate for the record that there is an outstanding lien on this property regarding outdoor storage and screening, and hedge replacement. Officer Durgin recommended that the Respondent be ordered to pay administrative costs in the amount of \$150.50 with a compliance date of April 2, 2007, failing which a fine of \$150.00 per day will accrue until which time the violation is corrected. Photos were shown as evidence to the Magistrate and the Respondent.

Scott Parker, Chief Operating Officer of Tri-City Woodworks, Inc., addressed the Magistrate. He explained that he received the *Notice of Violations* and has obtained quotes from two (2) fence companies for chain link fencing. One quote was in the amount of \$28,000, which was not budgeted at this time. Mr. Parker questioned if there is any financial assistance that the Town could provide. He explained that Tri-City Woodworks, Inc. has been located in the Town of Lake Park since 1951 and they are a third generation company. He also indicated that he was unaware with any lien on the property and requested a copy of the lien. The Magistrate suggested that Tri-City Woodworks repair the portion of the fence without replacing the entire fence. Mr. Parker informed the Magistrate that an FPL pole came down and damaged their fence and he has been dealing

with FPL to repair the section of fencing but it has been a lengthy process. Mr. Parker requested additional time for compliance.

Code Officer Greg Durgin changed the recommended compliance date to May 2, 2007.

FINDING: The Magistrate found the Respondent in violation as alleged in the *Notice of Violation* and ordered compliance on or before May 2, 2007, or a fine in the amount of \$150.00 per day shall be imposed for each day the violation remains thereafter. Furthermore, the Magistrate awarded the Town administrative costs in the amount of \$150.50 due by the compliance date.

REQUEST FOR EXTENSION OF TIME

Case No. 06-10797; Code Officer Doris Bainter

Respondent:

Pete Poulos

19452 Stonehenge

Mokena, IL 60448

Location of Violation:

405 U.S. Highway One

Southern Kitchen

PCN: 36-43-42-20-01-116-0060

Code Section(s) Violated:

54-125©(1)(2) Roof Maintenance

Description of Violation:

Mansard roof deteriorated and missing shingles. Permit required.

- **Original Order Issue Date: December 7, 2006**
- **Compliance Date: February 18, 2007**
- **45-day Compliance Extension Date Request: April 4, 2007**

Recommendation:

If the Respondent fails to come into compliance by 04/04/2007, this Case shall revert back to the original Order with fines accruing in the amount of \$250.00 per day commencing February 18, 2007.

Code Officer Bainter reviewed the case. She indicated that administrative costs have been paid in the \$156.92 and \$122.75. She explained that the Town does not

have a problem with granting a 45-day extension but recommended that if the property is not brought into compliance by April 4, 2007, then a \$250.00 per day fine should begin accruing at that time.

FINDING: The Magistrate granted an Extension of Time until April 4, 2007. If the property is not in compliance by April 4, 2007, the case shall revert back to the original Order.

ABATEMENT HEARINGS (3)

1) Case No. 05-01279

RESPONDENT: Justin Charles

LOCATION: 1100 Seminole Blvd

PCN: 36-43-42-20-05-000-0010

LEGAL: lot 1, Replat of Block 95, Kelsey City

Violation: 30-3(1) Prohibited vehicle storage, no tag.

Violation: 7-104 (d) Building debris.

Code Enforcement Hearing: 11-17-05

Date for Compliance: On or Before: 12-05-05

Affidavit of Compliance: 12-06-05

No Accruing Fine, Cost Due: \$134.25

Officer Durgin reviewed the Case No. 05-01279 and explained that the case is in compliance and that only administrative costs are due.

FINDING: The Magistrate explained that he will not abate administrative costs and requested that they proceed to the following case.

2) Case Nos. 04-375, 376, 377, 378

RESPONDENT: Justin Charles

LOCATION: 1100 Seminole Blvd

PCN: 36-43-42-20-05-000-0010

LEGAL: lot 1, Replat of Block 95, Kelsey City

Violation: 7-104 (d) Dead tree

Violation: 30-3. 1. Prohibited vehicle storage, no tag

Violation: 30-3. 1. Prohibited vehicle storage, no tag

Violation: 30-3. 1. Prohibited vehicle storage, no tag

Code Enforcement Hearing: 05-20-04

Date for Compliance, On or Before: 06-07-04

Affidavit of Non-Compliance: 6-14-04

Affidavit of Compliance: 06-17-04, No.'s 376, 377, 378

Affidavit of Compliance: 02-15-07, No. 375

981 Days at \$250.00 : \$245,250.00
 10% Interest: \$24,525.00
 Cost Unpaid: \$128.34
Total: \$269,903.34

Code Officer Greg Durgin reviewed Case Nos. 04-375, 04-376, 04-377 and 04-378 and recommended that since there were three vehicles that were brought into compliance beyond the ordered compliance date, it resulted in a \$250.00 per day fine x 4 violations x three (3) days = \$3,000.00. He additionally recommended the administrative costs be paid in the amount of \$128.34 for a total due of \$3, 128.34.

3) Case No. 05-00583

RESPONDENT: Justin Charles
LOCATION: 1100 Seminole Blvd
PCN: 36-43-42-20-05-000-0010
LEGAL: lot 1, Replat of Block 95, Kelsey City

Violation: 7-104 (d) Care of premises, Outdoor storage
 Magistrate Hearing: 5-04-06
 Date for Compliance, On or Before: 5-22-06
 Affidavit of Non-Compliance: 5-26-06
 Affidavit of Compliance: 2-15-07
 267 Days at \$100.00 per day: \$ 26,700.00
 10% Interest: \$ 2,670.00
 Cost Unpaid: \$ 135.75
Total: \$ 29,505.75

Code Officer Greg Durgin reviewed the history of the case and recommended the Respondent be ordered to pay a total of \$2,805.75 which includes the interest and administrative costs.

Mr. Charles addressed the Magistrate.

FINDING: The Magistrate advised Mr. Charles that he feels that the Town has been generous with their recommendation reducing the fines significantly. In Case No. 05-01279 he will not abate the administrative costs; Case Nos. 04-375, 376, 377 & 378 to \$3,128.34; and Case No. 05-00583 in the amount of \$2,805.75.

Agenda No.	Case Number	Date Issued	Req'd Action
	2007-03-6	06120028	12/9/2006
<hr/>			
	Owner MOWERS MARY T/Persabow	Address 543 W KALMIA DR Town of Lake Park FL, 33403	

Description

Apt. complex in need of painting.

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Days to Comply within issuance date</u>
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54- 125	General requirements for the exterior and interior of structures.	30

Code Officer Greg Durgin reviewed Case No. 06120028, an apartment complex in need of painting. On January 18, 2007, a follow-up inspection showed the violation remained unresolved. The Notice of Violation was unsuccessfully served and therefore the Notice was posted on the property. Officer Durgin received a call from Mary Mower indicating she was investigating contracts for the painting of the exterior of the building. Officer Durgin informed that at this time, the house is being taped and painted and recommended that administrative costs be waived if compliance is achieved by April 16, 2007, otherwise a fine in the amount of \$100.00 per day shall accrue for each day that the violation continues thereafter. Photos were shown as evidence.

FINDING: The Magistrate found the Respondent in violation as alleged in the *Notice of Violation* and ordered compliance on or before April 16, 2007, or a fine in the amount of \$100.00 per day shall be imposed for each day the violation remains thereafter. Furthermore, the Magistrate awarded the Town administrative costs in the amount of \$147.50, such costs to be waived if compliance is achieved by the date established.

Agenda No.	Case Number	Date Issued	Req'd Action
	2007-03-7	06110125	11/30/2006

Owner	Address
BROWN JASON A & BROWN PETER	860 MAGNOLIA DR Town of Lake Park FL, 33403

Description

Overgrown hedge obstructing pedestrian sidewalk traffic: remove off sidewalk 100%, Remove backyard dead tree, Repair damaged fencing

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Days to Comply within issuance date</u>
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			<u>date</u>
Chapter 10 ENVIRONMENT*	Sec. 10-31	Definitions.	14
Chapter 16 OFFENSES*	Sec. 16-10	Maintenance of private property.	14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54- 127	Sanitation requirements.	14
Chapter 78 ZONING*	Sec. 78- 115	Maintenance.	14

Code Officer Durgin reviewed the case. He explained that as of today all of the violations have been resolved with the exception of the fence violation. Photos were entered into evidence. Officer Durgin recommended that the Respondent be ordered to pay administrative costs in the amount of \$136.00. The violation should be brought into compliance no later than March 19, 2007, failing which a fine of \$150.00 per day shall accrue for every day the violation continues to exist thereafter.

FINDING: The Magistrate found the Respondent in violation of Town Code as alleged and ordered compliance on or before March 19, 2007, or a fine in the amount of \$150.00 per day shall be imposed for each day the violation remains thereafter. Furthermore, the Magistrate awarded the Town administrative costs in the amount of \$136.00 due by the compliance date.

OTHER BUSINESS ITEMS


None

APPROVAL OF MINUTES

Minutes from the February 1, 2007, Special Magistrate Hearing were approved.

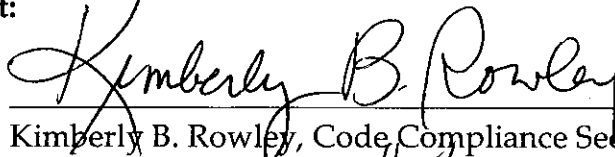
ADJOURNMENT

There being no further business items to come before the Magistrate, the hearing was adjourned at 11:15 a.m.



Leonard Rubin, Magistrate

Attest:



Kimberly B. Rowley, Code Compliance Secretary

Approved on: 4/5/2007

STELCO DISTRIBUTORS. INC.
2230 S.W. 70TH AVENUE. #4
FORT LAUDERDALE. FL 33317
954-370-9600
800-544-2880
FAX 954-370-7941

*
* I N V O I C E *
*

Invoice Number: 272910

Invoice Date: 10/11/06

Sold VENETIAN ISLES
To: 800 VENETIAN ISLES DRIVE
LAKE PARK. FL
33403

Page: 1
Ship VENETIAN ISLES
To: 800 VENETIAN ISLES DRIVE
LAKE PARK. FL
33403

Ship Via.: OUR TRUCK

Cust I.D.....: V14948
P.O. Number...: PEDRO

Due Date.: 11/10/06
Terms.....: NET 30 DAYS

Salesperson...: PAUL

Item I.D./Desc.	Ordered	Shipped	Unit	Price	Net	TX
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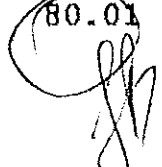
ENTERED

NOV 28 2006

BY: 

October

Subtotal:
Tax.....
Total....

75.12
4.89
80.01


STELCO DISTRIBUTORS, INC.
2230 S.W. 70TH AVENUE. #4
FORT LAUDERDALE, FL 33317
954-370-9600
800-544-2880
FAX 954-370-7941

* I N V O I C E *

Invoice Number: 272968

Invoice Date: 10/13/06

Page: 1

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To: 800 VENETIAN ISLES DRIVE
LAKE PARK, FL
33403

Ship VENETIAN ISLES
To: 800 VENETIAN ISLES DRIVE
LAKE PARK, FL
33403

Ship Via.: OUR TRUCK

Cust I.D.....: V14948
P.O. Number...: PEDRO

Due Date.: 11/12/06
Terms.....: NET 30 DAYS

Salesperson...: STEVE

Item I.D./Desc.	Ordered	Shipped	Unit	Price	Net	TX
BLDG 4-301						
BULMH175/MOGUL 175W. 175W. METAL HALIDE	65		5 EACH	15.98	79.90	T
BULMH400/MOGUL 400W. 400W. METAL HALIDE	6		6 EACH	19.98	119.88	T
ACCRBHC17J11SED EVA 17J11SED	1		1 EACH	455.00	455.00	T
S/N M220613869						
PL 214118 CLOSET AUGER 6' TELKESCOPIING	1		1 EACH	59.59	59.59	T

ENTERED

NOV 15 2006

October

Subtotal:
Tax.....
Total....

714.37
~~46.43~~
760.80

(Signature)

(Signature)

STELCO DISTRIBUTORS, INC.
2230 S.W. 70TH AVENUE. #4
FORT LAUDERDALE, FL 33317
954-370-9600
800-544-2880
FAX 954-370-7941

* I N V O I C E *

Invoice Number: 273021

Invoice Date: 10/16/06

Sold VENETIAN ISLES
To: 800 VENETIAN ISLES DRIVE
LAKE PARK, FL
33403

Page: 1
Ship VENETIAN ISLES
To: 800 VENETIAN ISLES DRIVE
LAKE PARK, FL
33403

Ship Via.: OUR TRUCK

Cust I.D.....: V14948
P.O. Number...: PEDRO

Due Date.: 11/15/06
Terms.....: NET 30 DAYS

Salesperson...: STEVE

Item I.D./Desc.	Ordered	Shipped	Unit	Price	Net	TX
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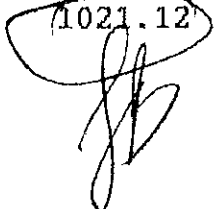
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NOV 15 2006

BY: 

October

Subtotal: 958.80
Tax.....: 62.32
Total....: 1021.12

STELCO DISTRIBUTORS, INC.
2230 S.W. 70TH AVENUE, #4
FORT LAUDERDALE, FL 33317
954-370-9600
800-544-2880
FAX 954-370-7941

* I N V O I C E *

Invoice Number: 272844

Invoice Date: 10/19/06

Page: 1

Sold VENETIAN ISLES
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LAKE PARK, FL
33403

Ship VENETIAN ISLES
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LAKE PARK, FL
33403

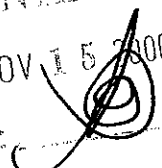
Ship Via.: OUR TRUCK

Cust I.D.....: V14948
P.O. Number...:

Due Date.: 11/18/06
Terms.....: NET 30 DAYS


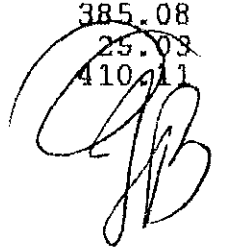
Salesperson...: STEVE

Item I.D./Desc.	Ordered	Shipped	Unit	Price	Net	TX
PL FM400A	25	25	EACH	8.59	214.75	T
FLUIDMASTER 10-14" ANTI-SIPHON BALLCOCK						
PL BLACK KORKY	12	12	EACH	2.59	31.08	T
KORKY FLAPPER BLACK						
BUL60W CLEAR	120	120	EACH	0.33	39.60	T
INCANDESCENT 60A19 60W 130V CLEAR						
JANTP554	1	1	EACH	44.09	44.09	T
TOILET PAPER						
HW 131-997	2	1	EACH	14.64	14.64	T
WEED KILLER ROUND UP 1 GAL						
JANTIME SAVER BLE	6	6	EACH	2.49	14.94	T
TIME SAVER BLEACH GALLON						
LIP570-9272	1	1	EACH	16.19	16.19	T
6-12' EXT POLE						
LIP570-3001	1	1	EACH	9.79	9.79	T
PAR TYPE BULB CHANGER ATTACHMENT						

ENTERED
NOV 15 2006
BY: 

Subtotal:
Tax.....:
Total....:

385.08
25.08
410.11

STELCO DISTRIBUTORS, INC.
2230 S.W. 70TH AVENUE, #4
FORT LAUDERDALE, FL 33317
954-370-9600
800-544-2880
FAX 954-370-7941

* INVOICE *

Invoice Number: 276032

Invoice Date: 01/22/07

Page: 1

Sold VENETIAN ISLES
To: 800 VENETIAN ISLES DRIVE
LAKE PARK, FL
33403

Ship VENETIAN ISLES
To: 800 VENETIAN ISLES DRIVE
LAKE PARK, FL
33403

Ship Via.: OUR TRUCK

Cust I.D.....: V14948
P.O. Number...: TONY

Due Date.: 02/21/07
Terms.....: NET 30 DAYS

Salesperson...: PAUL

Item I.D./Desc.	Ordered	Shipped	Unit	Price	Net	TX
WLMH175/MOGUL	30	30	EACH	20.92	627.60	T
175W. MOGUL BASE. METAL HALIDE						
IL M175MLTAC3M500K	5	5	EACH	46.98	234.90	T
BALLAST. METAL HALID						
WLMH400/MOGUL	10	9	EACH	20.98	188.82	T
400W. MOGUL BASE. METAL HALIDE						
W KWIK SET KW1	3	3	EACH	15.29	45.87	T
KWIK SET KW1 KEY BLANKS BOX OF 50						

PAID

FEB 07 2007

56025-1119.66
56075-48.85

Q

Subtotal: 1097.19
Tax.....: 71.32
Total....: 1168.51

ALDKICH RENT-ALL

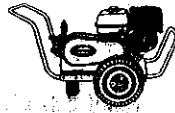
9043 Prosperity Farms Road, Lake Park, FL 33403

Hours: Mon-Fri 7:00 am - 5:30 pm

Sat: 7:30 am - 3:00 pm Closed Sunday

Phone (561) 848-4345 Fax (561) 848-4050

• Customer must do all maintenance required on equipment while equipment is in their possession or damage waiver is void.



• A charge will be added for items requiring cleaning upon return.

RENTAL CONTRACT
Rental rates are based on 8 hours per day, 40 hours per week and 160 hours per 4 week period. A 11% Damage Waiver is assessed on all rental charges.
CALL-US IMMEDIATELY IF YOU HAVE ANY PROBLEM

VENETIAN ISLES
800 VENETIAN ISLES
ORTIZ JULIO A.
LAKE PARK FL 33403

Cont# 400703

0632-421-42-267-0

27-JUL-42 WM 5-11

W (561) 841 5695

OUT

27-FEB-07 11:16 AM USA

CL

28-FEB-07 10:39 AM COT

FINAL

Page: 1

1 5630-0001 BUCKET LIFT 8/P POLYCAT 20' 204.00 204.00

\$153.00/4 26.00 153.00 204.00 204.00 815.00 2445.00

Meter In: 235.90 Meter Out: 227.90

CAUTION : UNINSULATED MACHINE!

CAUTION : STAY BACK 15' MINIMUM!

CAUTION : FROM ALL POWER SOURCES!

CAUTION : (I.E.) POWER LINES, CABLES, TOWERS!

PUT BUCKET IN TOWING POSITION 1ST THEN AS FOLLOWS

ALL FOUR OUTRIGGERS MUST BE FULLY RETRACTED BEFORE

MOVING LIFT. FRONT JACK MUST BE UP DURING USE.

MANDATORY USE OF SAFETY HARNESS IS REQUIRED !!!

FOLLOW ALL SAFETY INSTRUCTIONS & WARNINGS ON LIFT

OPERATOR CAGE MUST BE CLOSED DURING OPERATION

A \$50.00 CHARGE FOR DAMAGE TO MACHINE OR HANDLES

CUSTOMER RECEIVES INSTRUCTIONS

HANDS ON TRAINING ON THIS LIFT

CAUTION TREE TRIMMERS: DAMAGES INCURRED TO MACHINE

FROM FALLEN BRANCHES WILL NOT BE COVERED BY THE

DAMAGE WAIVER!!!

MACHINE DOES NOT GO 360 DEGREE. DO NOT TRY TO

1 8903-0000 RECEIVER W/BALL 8.00 8.00

\$6.00/4 1.00 6.00 8.00 8.00 75.00 50.00

Payments

AM EX

250.02 02/28/07

CUSTOMERS ARE RESPONSIBLE FOR
EQUIP. UNTIL P/O OR RETURNED

28-FEB-07 10:40:10

Failure To Return Rental Property Or Equipment Upon Expiration Of The Rental Period, And Failure To Pay All Amounts Due (including rental charges and any costs for damage to the property or equipment) are Prima Facie Evidence Of Intent To Defraud, Punishable In Accordance With Section 812.155 Florida Statutes.

I have read and understand the above disclosure. Initials

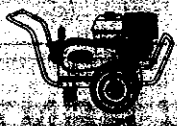
RENTAL AGREEMENT X

CONDITIONS OF THIS CONTRACT INCLUDE THOSE PRINTED ON THE BACK

Rent	204.00
Sales	22.44
Other	0.00
Damage Waiver	22.44
Sales Tax	11.22
Deposit	0.00
TOTAL DUE	250.00

ALL

"Since 1959"



RENTAL CONTRACT

Rental rates are based on 8 hours per day, 40 hours per week and 160 hours per 4 week period. A 11% Damage Waiver is assessed on all rental charges. CALL US IMMEDIATELY IF YOU HAVE ANY PROBLEMS

ALDRICH RENT-ALL
9843 PROSPERITY FARM
WEST PALM BCH FL 334
561-848-4345

BATCH: 198
S-W-L-E-S O-R-A-F-T
75779868
416406158328165

REF: 0020
CD TYPE: AMEX
TR TYPE: PURC OFFL
IDNR: 485803
DATE: JAN 19, 07 13:21:40

TOTAL \$108.76*

ACCT: 1013 EXP: 8/8/11
AP: 186278
XXXX INPRINT CARD XXXX

CARDMEMBER ACKNOWLEDGES RECEIPT OF GOODS AND/OR SERVICES IN THE AMOUNT OF THE TOTAL SHOWN HEREON AND AGREES TO PERFORM THE OBLIGATIONS SET FORTH BY THE CARDMEMBER'S AGREEMENT WITH THE ISSUER

THANK YOU

ed on equipment while
ge waiver is void.
• A charge will be added for items
requiring cleaning upon return.

• Damage waiver does not cover abuse, misuse, cutting edges, or tires

Con# 485803

OUT 18-JAN-07 2:26 PM WC

19-JAN-07 12:24 PM CJF

Page: 1

TYPE ELECTRIC 24" 92.00 92.00
92.00 92.00 92.00 122.00 885.00

GE MUST BE CLOSED DURING OPERATION

SAFETY INSTRUCTIONS & WARNINGS

RATED ITEMS MUST BE

RETURN OR PICK UP

EXT 100 126A 0.00 0.00

108.76 01/19/07

WE CHARGE FOR TIME OUT
NOT TIME USED

30 DAYS 50% DAILY 50% DAILY

CUSTOMERS ARE RESPONSIBLE FOR
EQUIP. UNTIL P/U OR RETURNED

19-JAN-07 12:26:15

Failure To Return Rental Property Or Equipment Upon Expiration Of The Rental Period. And Failure To Pay All Amounts Due (including rental charges and any costs for damage to the property or equipment) are Prima Facie Evidence Of Intent To Defraud. Punishable In Accordance With Section 812.155 Florida Statutes.

I have read and understand the above disclosure. Initials:
RENTAL AGREEMENT X

Vertical bar with arrows and numbers: 00, 00, 00, 12, 64, 00, 76

ALDRICH RENT-ALL

9043 Prosperity Farms Road, Lake Park, FL 33403

closed Sunday
8-4050

ed on equipment while
the waiver is void.



A charge will be added for items
requiring cleaning upon return.

RENTAL CONTRACT

Rental rates are based on 8 hours per day, 40 hours
per week and 160 hours per 4 week period. A 11% Damage
Waiver is assessed on all rental charges.

CALL US IMMEDIATELY IF YOU HAVE ANY PROBLEMS

Damage waiver does not cover abuse, misuse, cutting edges, or tires.

Con# 485803

0632-421-42-267-0 27-JUL-42 WM B-11 W (561) 441-5695 OUT 18-JAN-07 2:26 PM WC

CC LIGHT BULBS PARKINGANE 19-JAN-07 12:24 PM CJF

FINAL Page: 1

1 5752-0005 MAN-LIFT ELECTRIC 24' 92.00 92.00
\$69.00/4 11.00 69.00 92.00 92.00 322.00 885.00

OPERATOR CAGE MUST BE CLOSED DURING OPERATION
FOLLOW ALL SAFETY INSTRUCTIONS & WARNINGS
BATTERY OPERATED ITEMS MUST BE
CHARGED UPON RETURN OR PICK UP.

1 3027-0000 CORD EXT 100' 120A 0.00 0.00

Payments
AM EX 108.76 01/19/07

WE CHARGE FOR TIME OUT
NOT TIME USED

CUSTOMERS ARE RESPONSIBLE FOR
EQUIP. UNTIL PVU OR RETURNED

9-JAN-07 12:26:15

Failure To Return Rental Property Or Equipment Upon Expiration Of The
Rental Period, And Failure To Pay All Amounts Due (including rental charges
and any costs for damage to the property or equipment) are Prima Facie
Evidence Of Intent To Defraud. Punishable In Accordance With Section
812.155 Florida Statutes.

I have read and understand the above disclosure. Initials

RENTAL AGREEMENT X

00
00
00
12
64
00
76

ALDRICH RENT-ALL
9043 PROSPERITY FARM
WEST PALM BCH FL 334
561-848-4345

BATCH: 196
SALES DRAFT
75779069
416426150326165

REF: 0028
CO TYPE: AMEX
TR TYPE: PURC OFFL
JAN: 485777
DATE: JAN 17, 07 17:12:05

TOTAL \$173.89*

AMOUNT 1013
DATE 125194
*** IMPRINT CARD ***

CARDHOLDER ACKNOWLEDGES RECEIPT OF GOODS
AND/OR SERVICES IN THE AMOUNT OF THE
TOTAL SHOWN HEREON AND AGREES TO PERFORM
THE OBLIGATIONS SET FORTH BY THE
CARDHOLDER'S AGREEMENT WITH THE ISSUER

THANK YOU

00 *[Signature]*

TOP COPY-MERCHANT BOTTOM COPY-CUSTOMER

ALL
rk, FL 33403
sed Sunday
-4050
ed on equipment while
a waiver is void.



RENTAL CONTRACT

Rental rates are based on 8 hours per day, 40 hours
per week and 160 hours per 4 week period. A 11% Damage
Waiver is assessed on all rental charges.
CALL US IMMEDIATELY IF YOU HAVE ANY PROBLEMS

• A charge will be added for items
requiring cleaning upon return.
• Damage waiver does not cover abuse, misuse, cutting edges, or tires

Cont# 485777

IN	01-17-07 11:38 AM L3F	OUT	17-JAN-07 4:15 PM L3F
MARTIN PASCOAL/JOJO DORTIZ			

Page: 1

LIFT 42" ELECTRIC INSULATED MACHINE 141.00 141.00

Y BACK 15' MINIMUM!
M ALL POWER SOURCES!
E.) POWER LINES, CABLES, TOWERS!
TOWING POSITION 1ST THEN AS FOLLOWS
TIGGERS MUST BE FULLY RETRACTED BEFORE
FRONT JACK MUST BE UP DURING USE
OF SAFETY HARNESS IS REQUIRED
ETY INSTRUCTIONS & WARNINGS ON LIFT
MUST BE CLOSED DURING OPERATION.
E FOR UNRETURNED OPERATOR MANUAL
VED ALL SAFETY INSTRUCTIONS &
ING ON THIS LIFT

WE CHARGE FOR TIME OUT
NOT TIME USED

CHARGED UPON RETURN OR FAILURE
CAUTION TREE TRIMMERS: DAMAGES INCURRED TO MACHINE
FROM FALLEN BRANCHES WILL NOT BE COVERED BY THE
DAMAGE WAIVER!!!
MACHINE DOES NOT GO 360 DEGREES. DO NOT TRY TO

1	8903-0000	RECEIVER W/BALL	6.10	6.10
	15.00/4	1.00	6.00	8.00
			8.00	25.00
				50.00

Payments

AM EX 173.89 01/17/07

CUSTOMERS ARE RESPONSIBLE FOR
EQUIP. UNTIL R/U OR RETURNED

17-JAN-07 16:16:10

Failure To Return Rental Property Or Equipment Upon Expiration Of The
Rental Period. And Failure To Pay All Amounts Due (including rental charges
and any costs for damage to the property or equipment) are Prima Facie
Evidence Of Intent To Defraud. Punishable In Accordance With Section
812.155 Florida Statutes

I have read and understand the above disclosure. Initials

RENTAL AGREEMENT X

[Signature]

10	00	00	18	61	00	89

ALDRICH RENT-ALL

9041 Bonaventure, Harris Ranch Rd., Ft. Lauderdale, FL 33303

ed Sunday
4050

on equipment while
waiver is void.

A charge will be added for items
returned damaged or lost.

RENTAL CONTRACT

Rental rates are based on 8 hours per day, 40 hours
per week and 160 hours per 4 week period. A 11% Damage
Waiver is assessed on all rental charges.

CALL US IMMEDIATELY IF YOU HAVE ANY PROBLEMS

Damage waiver does not cover abuse, misuse, cutting edges, or fire

Conn 485777

06-2-2001 11:42:26

OUT

17-JAN-07 11:38 AM L3F

17-JAN-07 4:15 PM L3F

Page: 1

CAUTION! INSULATED MACHINE
CAUTION! STAY BACK 15' MINIMUM!
CAUTION! FROM ALL POWER SOURCES!
CAUTION! (110V) POWER LINES, CABLES, TOWERS
PUT BUCKET IN TOWING POSITION 1ST THEN PS FOLLOWS
ALL HOIST CONTROLS MUST BE FULLY RETRACTED BEFORE
MOVING BUCKET. POINT JACK MUST BE IN FULLY USE
MANDATORY USE OF SAFETY HARNESS IS REQUIRED
FOLLOW ALL SAFETY INSTRUCTIONS & WARNINGS ON LIST
OPERATOR CASE MUST BE CLOSED DURING OPERATION
ELECTRIC CHARGES FOR OVERHEATED OPERATOR PANEL
ELECTRIC RECEIVED ALL SAFETY INSTRUCTIONS
HANDS ON TRAINING ON THIS
BATTERY OPERATED
CHARGED UPON RETURN OR EXCHANGE
CAUTION TREE TRIMMERS: DO NOT BE INCURED TO MACHINE
FROM FALLEN BRANCHES WILL NOT BE COVERED BY THE
DAMAGE WAIVER!!
MACHINE DOES NOT GO 360 DEGREES. DO NOT TRY TO

WE CHANGE FOR TIME OUT
NOT TIME USED

1 8903-0000 RECEIVER W/BALL 6.10 6.10
15.00/4 1.00 6.00 8.00 10.00 25.00 30.00

Payments

AM EX 173.09 01/17/07

CUSTOMERS ARE RESPONSIBLE FOR
EQUIP. UNTIL R/V OR RETURNED

17-JAN-07 15:16:10

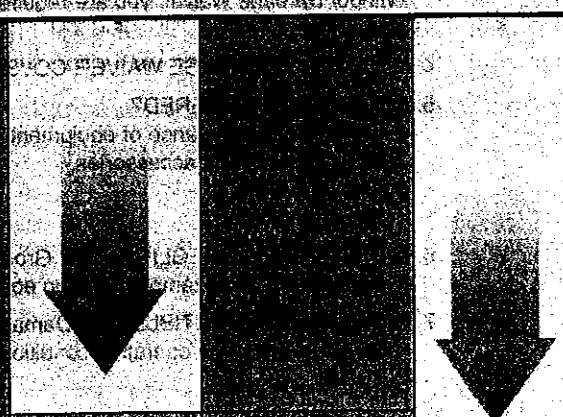
Failure To Return Rental Property Or Equipment Upon Expiration Of the
Rental Period. And Failure To Pay All Amounts Due including rental charges
and any costs for damage to the property. Except for the Payment of the
Evidence Of Intent to Defend. Provided In Accordance With Section
812.05 Florida Statute

I have read and understand the above disclosure. Initials

RENTAL AGREEMENT X

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85



Rental Rates are based on 8 hours per day, 40 hours per week and 160 hours per 4 week period. A 11% Damage Waiver is assessed on all rental charges.

CALL US IMMEDIATELY IF YOU HAVE ANY PROBLEMS

ed on equipment while
the waiver is void.

- A charge will be added for items requiring cleaning upon return

• Damage waiver does not cover abuse, misuse, cutting edges, or tires

Eqn# 485803

0632-421-42-867-0

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W 500 011-1694

OUT 19 JAN 07 2:56 PM NC

[illegible]

19 JAN 07 P 126 PM WC

CONTACT

Page 1

1	5752-0002	MAN-111	ECERTIC 24	92.00						92.00
	183.00	11.00	83.00	35.00	32.00	32.00	85.00			

OPERATOR CODE MUST BE CLOSED DURING OPERATION

FOR A FULL LIST OF INSTRUCTIONS, PLEASE TURN PAGE

BATTERY OPERATED ITEMS MUST BE

[illegible]

Payments

No Payment Made (and the amount is \$0)

**WE CHARGE FOR TIME OUT
NOT TIME USED**

CUSTOMERS ARE RESPONSIBLE FOR
EQUIP. UNTIL "PU" OR RETURNED

[illegible]

8-JAN-07 14:34:16

Failure To Return Rental Property Or Equipment Upon Expiration Of The Rental Period, And Failure To Pay All Amounts Due (including rental charges and any costs for damage to the property or equipment) are Prima Facie Evidence Of Intent To Defraud, Punishable In Accordance With Section 812.155 Florida Statutes.

have read and understand the above disclosure. Initials

MENTAL AGREEMENT ☒ _____
CONDITIONS OF THIS CONTRACT INCLUDE THOSE PRINTED ON THE BACK